



City of Carmel

CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE THURSDAY, NOVEMBER 2, 2006

Memorandum of Meeting

Members present: Jay Dorman; (late arrival) Mark Rattermann; Steve Stromquist; Madeleine Torres; Susan Westermeier, thereby establishing a quorum.

DOCS Staff present: Director Mike Hollibaugh; Matt Griffin; Christine Barton-Holmes and David Littlejohn. Also present: John Molitor, Legal Counsel.

The Special Studies Committee considered the following items:

1. Docket No. 06100012 ADLS Amend: 550 Congressional – Signage

The applicant seeks approval for a sign package.

The site is located at 550 Congressional Blvd. and is zoned B-2.

Filed by Lisa Bohn for LB&A Sign Management.

Present for Petitioner: Lisa Bohn, for LB&A Sign Management on behalf of CB Ellis.

Motion for approval: Madeleine Torres, seconded by Mark Rattermann, approved 3 in favor, none opposed, one abstaining (Westermeier.)

Disposition: Approved 3-0-1 abstaining

2. Docket No. 06100013 ADLS Amend: AT&T – Signage

The applicant seeks approval for a new ground sign.

The site is located at 4160 E 96th St and is zoned B-3.

Filed by Ron Moenter for Moenter Sign.

Present for Petitioner: Ron Moenter for Moenter Signs, Shelbyville. Site located at 4160 East 96th Street. Dead plants around sign to be replaced, weather permitting.

Motion to Approve: Mark Rattermann, 2nd Susan Westermeier, approved 4-0.

Disposition: Approved 4-0

3. Docket No. 06100017 ADLS Amend: Harley Davidson – Signage

The applicant seeks approval for a new ground sign.

The site is located at 4146 E 96th St and is zoned B-3.

Filed by Don Miller for A Sign By Design.

Note: Mark Rattermann recused due to a conflict of interest.

Present for Petitioner: Don Miller representing Russ Dellen.

Motion for Approval: Susan Westermeier, subject to redesign, modification, and final approval by Department, seconded by Madeleine Torres, Approved 3 in favor, none opposed, Mark Rattermann recused.

Note: Petitioner is willing to come up to 4 rows of brick on the base and install a limestone cap.

Disposition: Deferred to the Department for final approval.

4. Docket No. 06100018 ADLS Amend: Lakes of Carmel – Signage

The applicant seeks approval for a new sign package.

The site is located at 382 Arbor Dr is zoned M-3.

Filed by Tracy Mendez for BH Management.

Present for Petitioner: Tracy Mendez project coordinator for BH Management.

Department Note: The current sign is in the right-of-way—the City would support signage on both sides of the entry rather than the middle as currently located.

Motion to Approve: Mark Rattermann, subject to moving the existing sign out of the median and on to either side of the entry—the black awning with white piping is also acceptable—seconded by Susan Westermeier, Approved 4 in favor, one opposed (Torres.)

Disposition: Approved with conditions.

5. Docket No. 06100019 ADLS Amend: Bella Chic – Signage

The applicant seeks approval for a new ground sign.

The site is located at 111 1st st sw and is zoned I-1.

Filed by Derek Wellman for Bella Chic.

Continued to Dec

6. Docket No. 06100020 ADLS Amend: Goodwill – Signage

The applicant seeks approval for two new wall signs.

The site is located at 1122 Keystone Way and is zoned B-8.

Filed by Brad Barnes for Barnes Investment.

Present for Petitioner: Brad Barnes, Barnes Investments, owner of Keystone Way Shops.

Motion to Approve: Mark Rattermann subject to 3-foot shrubs in a “U” shape to delineate traffic flow, a concrete patio with a canopy for public drop-off, and approval of painting the building to match the awnings and the Goodwill sign, seconded by Sue Westermeier, Approved 4-0.

At this point, Jay Dorman entered the meeting.

7. Docket No. 06100022 ADLS Amend: Old Town on the Monon – Signage

The applicant seeks approval for three new signs.

The site is located at 111 W Main St is zoned C-2 and is in the Old Town Overlay
Filed by John Sweeney for Barrett & Stokely, Inc.

Present for Petitioner: Randy Stokely, Barrett & Stokely, Inc.

Motion for approval: Jay Dorman, subject to consent to encroach from the City Engineer, seconded by Susan Westermeier, Approved 4 in favor, none opposed, 1 No Vote. (Madeleine Torres was out of the room when the vote was taken)

8. Docket No. 06080006 ADLS Amend: Opus Landmark @ Meridian Phase II – CONT. TO DEC. 5TH

The applicant seeks approval for the construction of a 124,215-square foot, four-story office building in an existing office park.

The site is located at 10333 North Meridian Street and is zoned B2.

Filed by Steve Foster of Opus North.

9. Docket No. 06050001 Z: Legacy/East Carmel PUD Rezone

The applicant seeks to rezone 509.234 acres from S-1 to Planned Unit Development for the purpose of creating a primarily residential, mixed-use development.

The site is located north of 126th Street, south of 146th Street, and on either side of River Road. Filed by Steve Pittman and Paul Rioux of Pittman Properties.

Present for Petitioner: Charlie Frankenberger, attorney, Steve Pittman, Neal Smith, Nick Churchill.

Open Review & Discussion of Exhibit 14 of the PUD—the Use Table

Text of the PUD is item for discussion at next meeting

Disposition: Continued to a Special Meeting—date to be determined

10. Docket No. 06060023 DP/ADLS: Bill Estes Pre-Owned Facility

The applicant seeks to construct a new, 9,350-square foot, pre-owned vehicle sales facility. Variances for signage, landscaping, and bufferyards will be filed.

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The site is located at 4102 West 96th Street and 9884 Michigan Road, and is zoned B2. Filed by Mary Solada of Bingham McHale LLP for Bill Estes Chevrolet.

Present for Petitioner: Mary Solada, attorney, Bingham McHale, 2700 Market Tower, Indianapolis, and Annmarie Varga, Land Planner. Also present: Bill Estes.

Petitioner has appeared before the BZA requesting 11 variances—7 variances have been granted, two were no decision votes and two were denied—the petitioner will return to BZA.

Disposition: Continued to the December 05 Committee

11. Docket No. 06070008 DP/ADLS: Pennwood Professional Office Park.

The applicant seeks to construct two, 2-story office buildings, on a 4.11-acre parcel. The site is located at 11505 North Pennsylvania Street and is zoned B5. Filed by E. Davis Coots of Coots, Henke, and Wheeler.

Present for Petitioner: Dave Coots, 255 East Carmel Drive. Also present: Leonard Wolfson and Richard Young, Wolfson & Young, and Mike DeBoy, DeBoy Land Development Services.

Public comment

Tristan Glover, Realty Group, said that all issues have now been addressed and they now fully support the proposed plan.

Motion: Jay Dorman made formal motion to forward Docket 06070008 DP/ADLS Pennwood Professional Office Park to the full Commission with a positive recommendation, subject to landscape plan approval by Scott Brewer, Urban Forester, seconded by Susan Westermeier, approved 5-0.

Disposition: Forward to full Plan Commission November 21, 2006 with a positive recommendation.

12. Docket No. 06080032 DP/ADLS: Medical Drive Shoppes

The applicant seeks to construct a 9,600 square foot, one-story commercial retail building on the site of a former child care facility. The site is located at 126 Medical Drive and is zoned B8/Business. Filed by Mukesh Patel (owner).

Present for Petitioner: Sanjay Patel representing Mukseh Patel. Also present: Nick Johns, site engineer, and Bruce Berry.

Note: Petitioner will need a variance from some of the landscaping—petitioner is willing to make a donation to the Parks Department for mitigation.

Motion: Susan Westermeier made formal motion to forward Docket No. 06080032 DP/ADLS

to the Plan Commission with a positive recommendation, conditioned upon an approved landscape plan, seconded by Madeleine Torres, approved 5-0.

Disposition: Forwarded to the Plan Commission on November 21st with a positive recommendation conditioned upon landscape plan approval.

13. Docket No. 06080038 DP/ADLS: Midwest ISO.

The applicant seeks development plan and architecture, lighting, landscaping, and signage approval for a proposed 147,000-square foot, 3-story plus basement office building located on 10.042 acres. A connecting pedestrian bridge to an existing office building is also proposed.

The site is located at the northwest corner of City Center Drive and West Carmel Drive, and is zoned M3.

Filed by Paul Reis of Bose McKinney & Evans LLP for Carmel Drive Partners, LLC.

Present for Petitioner: Paul Reis, attorney, Bose McKinney & Evans. Also present: Fred Simmons, architect, Mike DeBoy, engineer, Steve Granner, land planner, and Mike Polsing, Midwest ISO.

Motion: Jay Dorman to forward Docket No. 06080038 DP/ADLS to the Plan Commission on November 21, 2006 with a recommendation for approval, subject to final approval from Engineering, final approval from the Urban Forester (landscape plan,) installation of interior, perimeter sidewalks at such time as the building becomes multi-tenant, and additional striping for pedestrian way-finding for the northern building, seconded by Madeleine Torres, approved 5-0.

Disposition: Forwarded to the Plan Commission on November 21, 2006 with a positive recommendation with conditions.

14. Docket No. 06090038 ADLS Amend: The Terraces @ Rosewalk on Main

The applicant seeks approval to construct two apartment buildings, providing a total of 14,100 square feet, in an existing complex.

The site is located 35 Rosewalk Circle, and is zoned Old Meridian/Mixed Use, within the Old Meridian Overlay District.

Filed by Mark Boyce for Rosewalk on Main, LLC.

Present for Petitioner: Mark Boyce, 3960 Chadwick Drive, Carmel.

Motion: Susan Westermeier made formal motion to approve, conditioned upon petitioner agreeing to install windows on end units of the buildings—two windows per façade per level, total of 16 windows—pursuant to DOCS staff approval, seconded by Jay Dorman, approved 4 in favor, one opposed (Rattermann.)

Disposition: Approved with conditions.

15. Docket No. 06090040 ADLS Amend: Williams Realty Parking Expansion

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The applicant seeks approval to expand an existing parking lot, by adding 25 spaces on a parcel measuring 2.036 acres.

The site is located at 9830 Bauer Drive and is zoned B3.

Filed by Darci Pellom of Civil Designs, LLP for Williams Realty.

Present for Petitioner: David Gilman for Williams Realty. Also present: Jim Peck, civil engineer.

Motion: Jay Dorman for approval of Docket No. 06090040 ADLS Amend, adding 25 spaces to the parking and increasing the building by approximately 5,000 square feet, subject to landscape plan approval, lighting wall packs to cast downward, and a positive report from City Engineer regarding water quality control, seconded by Susan Westermeier, approved 5-0.

Disposition: Approved with conditions.

Note: DOCS Staff will research the original commitments made on this project for clarity of process.

Meeting adjourned at 10:05 PM.